1 CITY OF HOMER 2 HOMER, ALASKA 3 City Clerk 4 **RESOLUTION 16-042** 5 6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, 7 AUTHORIZING THE FORMATION OF THE KACHEMAK DRIVE PHASE III WATER AND SEWER SPECIAL ASSESSMENT DISTRICT, 8 9 AND AUTHORIZING THE CITY MANAGER TO PROCEED WITH THE PREPARATION AND CONSTRUCTION OF THE PROJECT. 10 11 WHEREAS, Kachemak Drive Phase III Water and Sewer Special Assessment District 12 includes real property fronting, predominately, Kachemak Drive, located within Mailea Bay, 13 Checkmate Shores, Scenic Bay, Lampert Lake, Miriams Ares, De Garmo, Grewingk View, 14 15 Rankin and R Cronin Subdivisions within the City of Homer; and 16 WHEREAS, A petition for water and sewer improvements for property owners within 17 the Kachemak Drive Phase III Water and Sewer Special Assessment District was circulated 18 19 from October 20 to December 21, 2015; and 20 21 WHEREAS, Pursuant to HCC 17.04.040(a)(2) the sufficiency of the petition requires signatures of not less than one half in value of the real property in the proposed improvement 22 district; and 23 24 25 WHEREAS, The City Clerk verified sufficient signatures equal to 65% of the value of real property within the district; and 26 27 WHEREAS, Pursuant to HCC 17.04.040(b)(1) a neighborhood meeting was scheduled 28 29 and held on January 14, 2016; and 30 WHEREAS, An improvement plan was prepared for the district that includes final 31 boundaries, design, project cost estimate, percentage of the improvement cost to be 32 assessed against properties in the district, method for allocating the assessed cost of the 33 improvement among the properties in the district, time period over which assessments will 34 be financed, and a preliminary assessment roll for the district; and 35 36 WHEREAS, Property owners were sent the preliminary assessment roll, notice of right 37 to object, and notice of public hearing; and 38 39 WHEREAS, Pursuant to HCC 17.04.050(b) if owners of real property that would bear 50 40 percent or more of the assessed cost of the improvement file timely written objections the 41 42 Council may not proceed with the improvement; and

WHEREAS, Written objections were received from four property owners, representing six parcels within the district, 19 percent of the assessed cost of the improvement; and

WHEREAS, A public hearing was held on April 11, 2016 and there was no public testimony; and

WHEREAS, The estimated cost of water improvements is \$1,169,281 with property owners' estimated total assessment of \$350,784; a State grant will pay for 70% of the cost of the water main extension along Kachemak Drive Phase III and property owners will be required to pay the portion not covered by the grant; and

WHEREAS, The estimated cost of sewer improvements is \$837,358 with property owners' estimated total assessment of \$628,019; property owners will pay 75% and Homer Accelerated Water and Sewer Program (HAWSP) will pay 25% for sewer along Kachemak Drive Phase III; and

WHEREAS, Council finds that the water and sewer improvements are necessary and will benefit the properties to be assessed.

NOW, THERFORE, BE IT RESOLVED that the Homer City Council authorizes the formation of the Kachemak Drive Phase III Water and Sewer Special Assessment District, and authorizes the City Manager to proceed with the preparation and construction of the project.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 25th day of April, 2016.

CITY OF HOMER

ATTEST:

O JOHNSON, MMC, CITY CLERK 

Fiscal Note: Total estimated project water: \$1,169,281. Estimated property owner share of water improvements is \$350,784. A State grant will pay 70% of the cost of the water main

Page 3 of 3 RESOLUTION 16-042 CITY OF HOMER

extension. Total estimated project sewer: \$837,358. Estimated property owner share of sewer

improvements is \$628,019 and HAWSP will pay 25% (\$209,340) of the sewer.